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BUILDING AREA SUMMARY			
Level	Residential Amenity (SF)	Approximate Number of Units	Total FAR Area by Floor (SF)
Parking Level	N/A	--	--
Garden Level	5,126	20	12,737
First Floor	4,994 (lobby)	15	37,805
Second Floor	--	21	18,696
Third Floor	6,777 (courtyard)	45	36,084
Fourth Floor	--	43	34,816
Fifth Floor	--	40	32,523
Sixth Floor	656 (terrace)	28	25,819
TOTAL	17,553	205 - 220	198,480
Below Grade Parking:	63,967 GSF	Ground Level Retail:	12,720 SF

UNIT SUMMARY				
Type	Total	Mix	SF Range	
A Studio	3	1%	440-480	
B Jr 1BD / 1BA	56	20%	490-610	
C 1BD / 1BA	109	51%	580-740	
D 1BD+D / 2BA	17	10%	670-890	
E 2BD / 2BA	27	18%	850-1290	
Total	212	100%		

PARKING SUMMARY		
	Required	Provided
Full spaces	51	89
Compact spaces	33	61
Residential	71	113-137
Retail	13	13-37
Total Spaces	84	150
Employee Bike Spaces	--	8
Res. Bike Spaces	5	58

901 Monroe Streets, NE Washington DC

Proposed Planned Unit Development



ZONING ANALYSIS OF PROPOSED PUD						
	EXISTING		PROPOSED			
	R-2 M.O.R.	C-1 M.O.R.	C-2-B M.O.R.	C-2-B PUD	PUD DESIGN	
FAR	N/A	1.0	3.5	6.0	3.31	3.31 F.A.R. illustrated in proposed submission.
Height	40' and 3 stories	40' and 3 stories	65'	90'	60'-8"	*Brookland / CUA Metro Station Small Area Plan allows 50' max. through PUD w/ set back 1:2 above 50'.
Lot Occupancy	40%	60%	80%	80%	≤ 75%	Final Lot Occupancy directly proportional to final unit count. 75% illustrated in proposed submission.
Parking	Residential 1:1	1:1	1:3 units	1:3 units	0.53 to 0.65	Final residential parking ratio dependent on final unit count. 113-137 residential spaces illustrated.
	Retail N/A	1 per each 300GSF>3000SF	1 per each 750GSF>3000SF	1 per each 750GSF>3000SF	13-37 spaces	
Roof Structures	1 @ 18'-6"	1 @ 18'-6"	1 @ 18'-6"	1 @ 18'-6"	2 @ 12'-0"	**Alternate includes 1 @ 18'-6".
Rear yard	20'	20'	15'	15'	41'-8"	Rear yard for the through lot configuration is measured from face of bay to center line of Lawrence street.
Side Yard	8'	N/A	N/A***	N/A***	10'-4"	***If provided, must be 2" per foot of height - 61"2" = 10'-2". Side yard at southern end of 10th Street development.
Loading	N/A	1 berth @ 55' 1 platform @ 200sf 1 space @ 20'	1 berth @ 55' 1 platform @ 200sf 1 space @ 20'	1 berth @ 55' 1 platform @ 200sf 1 space @ 20'	1 berth @ 30' 1 platform @ 400sf 2 spaces @ 30'	Due to the narrow street width a 55' truck would not be able to maneuver down 10th Street and enter loading area.

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COVER SHEET AND ZONING ANALYSIS
 ZONING COMMISSION
 District of Columbia
 CASE NO.10-28
 EXHIBIT NO.25A1
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A 00



NOTE:

This aerial photograph was created
with images from Live Search Maps.



A01 AERIAL SITE PHOTOGRAPH

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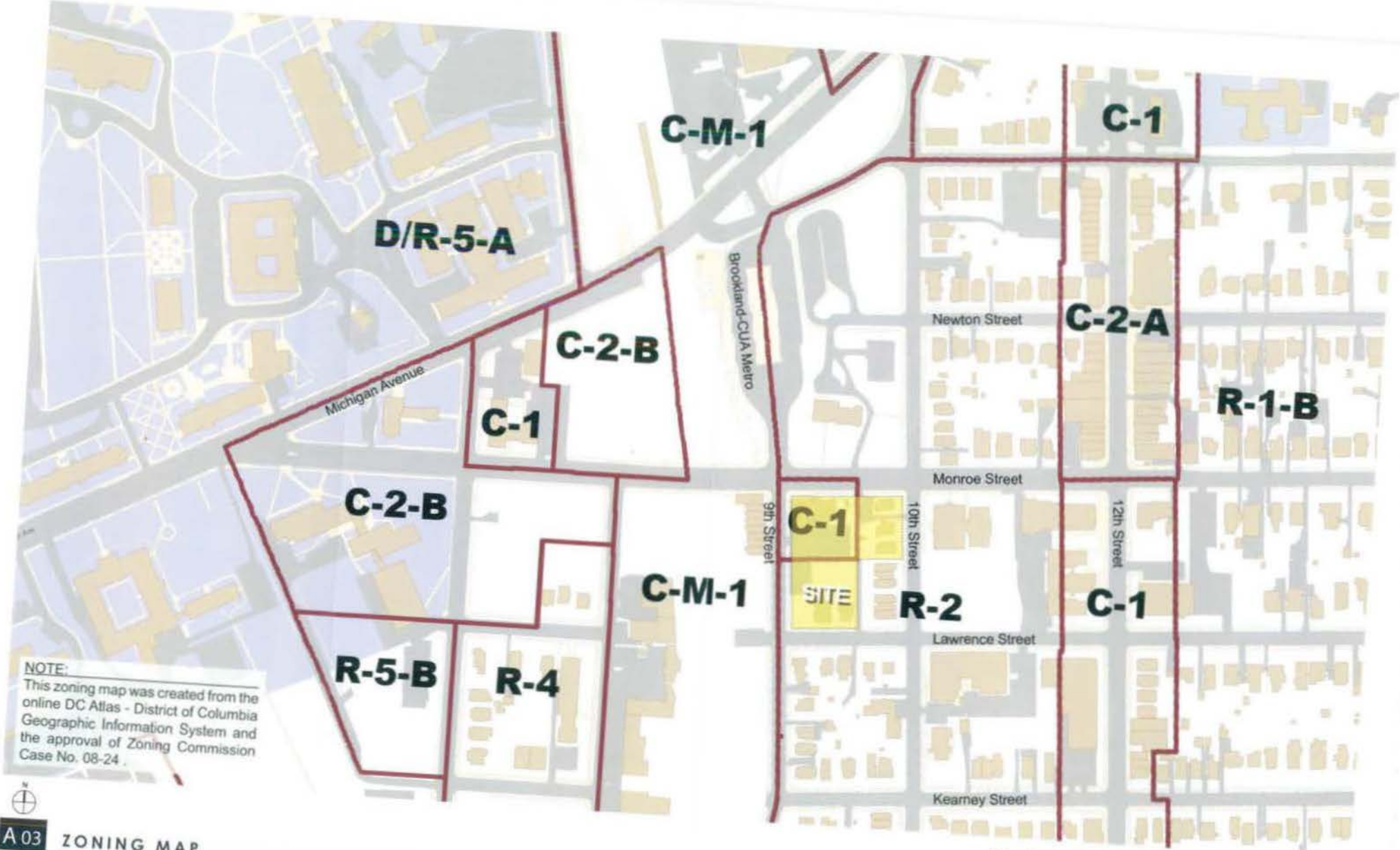
12 OCTOBER 2011



NOTE:

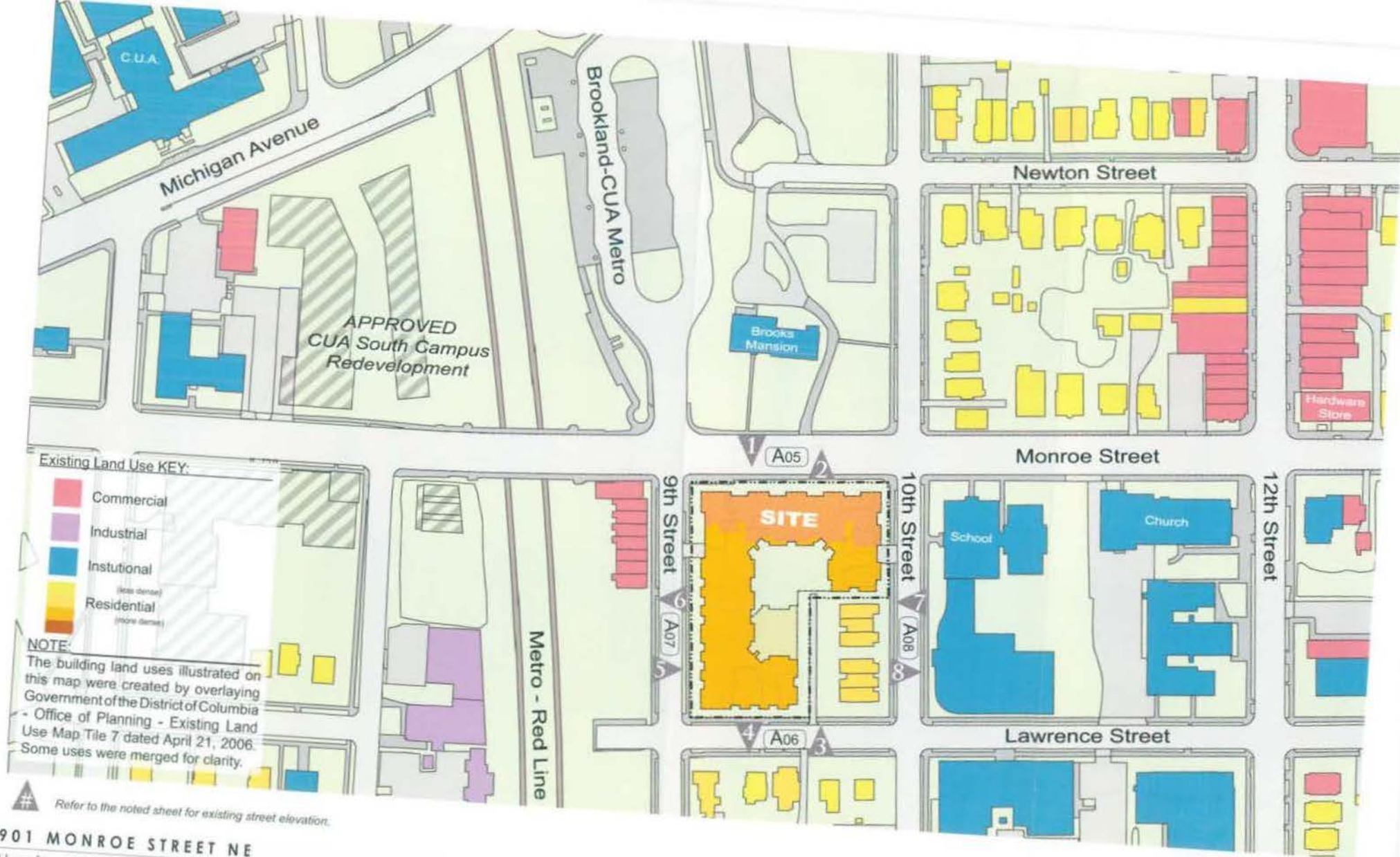
This map graphic appears on the cover page of the Government of the District of Columbia - Office of Planning - Brookland / CUA Metro Station Small Area Plan published January 2009 produced by Smithgroup.





NOTE:
This zoning map was created from the
online DC Atlas - District of Columbia
Geographic Information System and
the approval of Zoning Commission
Case No. 08-24.

Note: SITE proposed to be re-zoned to the C-2-B zone district.

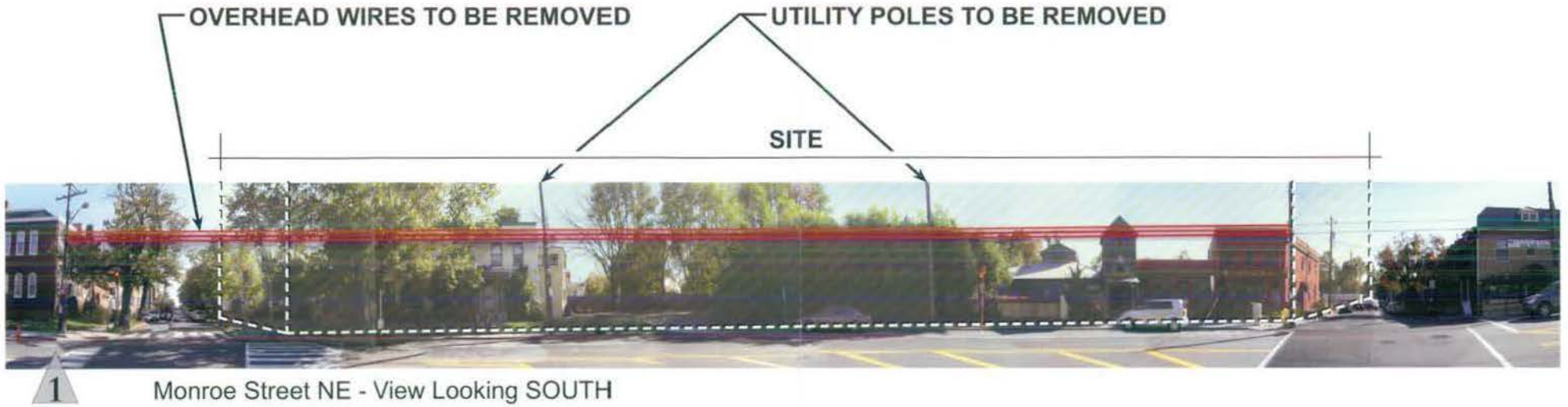


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NEIGHBORHOOD CONTEXT PLAN
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A 04



SITE



Lawrence Street NE - View Looking NORTH

3



Lawrence Street NE - View Looking SOUTH

4

Refer to A04 for photograph key plan.

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NEIGHBORHOOD CONTEXT - LAWRENCE STREET ELEVATIONS

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A 06

SITE



5

9th Street NE - View Looking EAST



6

9th Street NE - View Looking WEST



10th Street NE - View Looking WEST

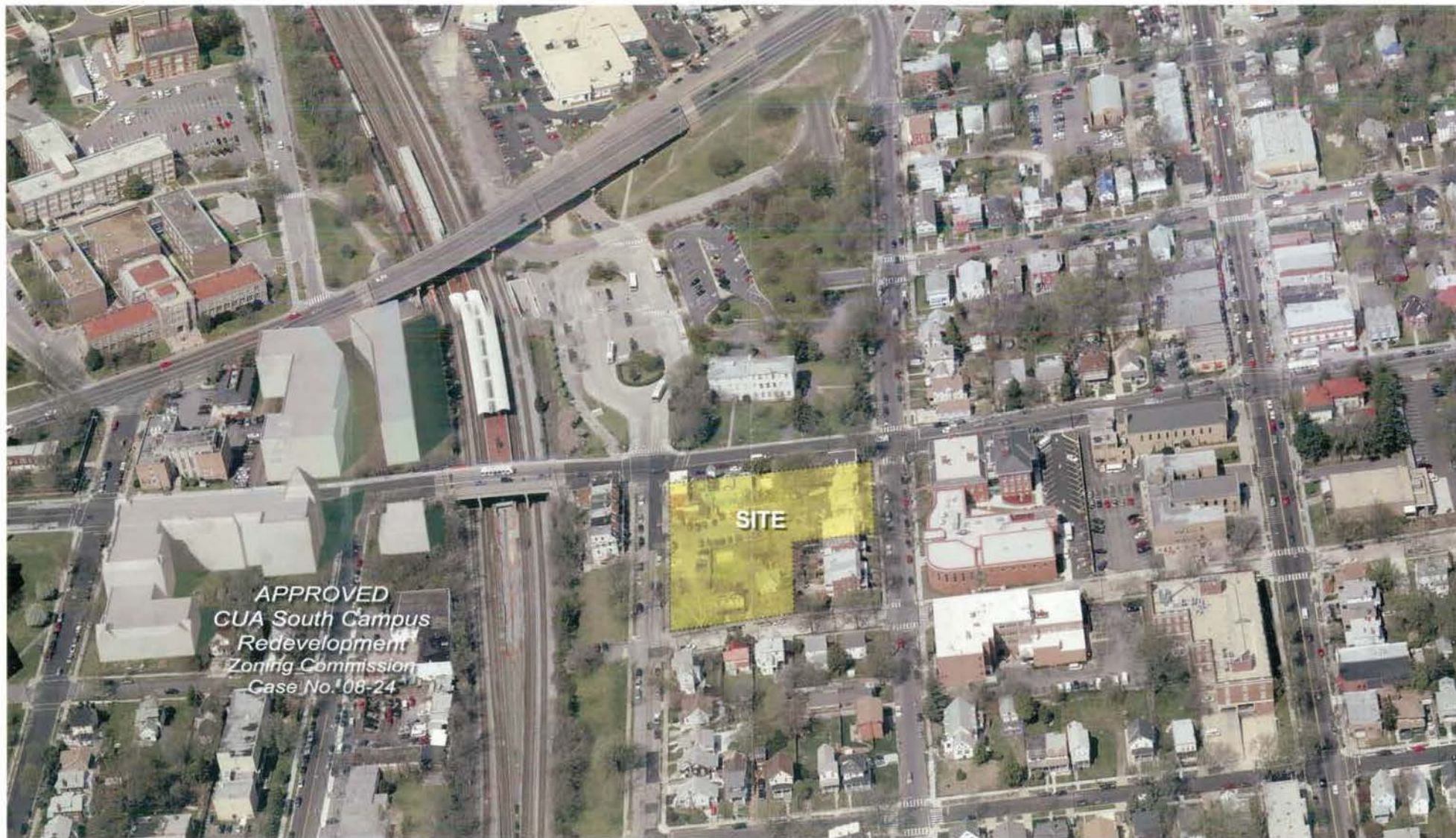
7

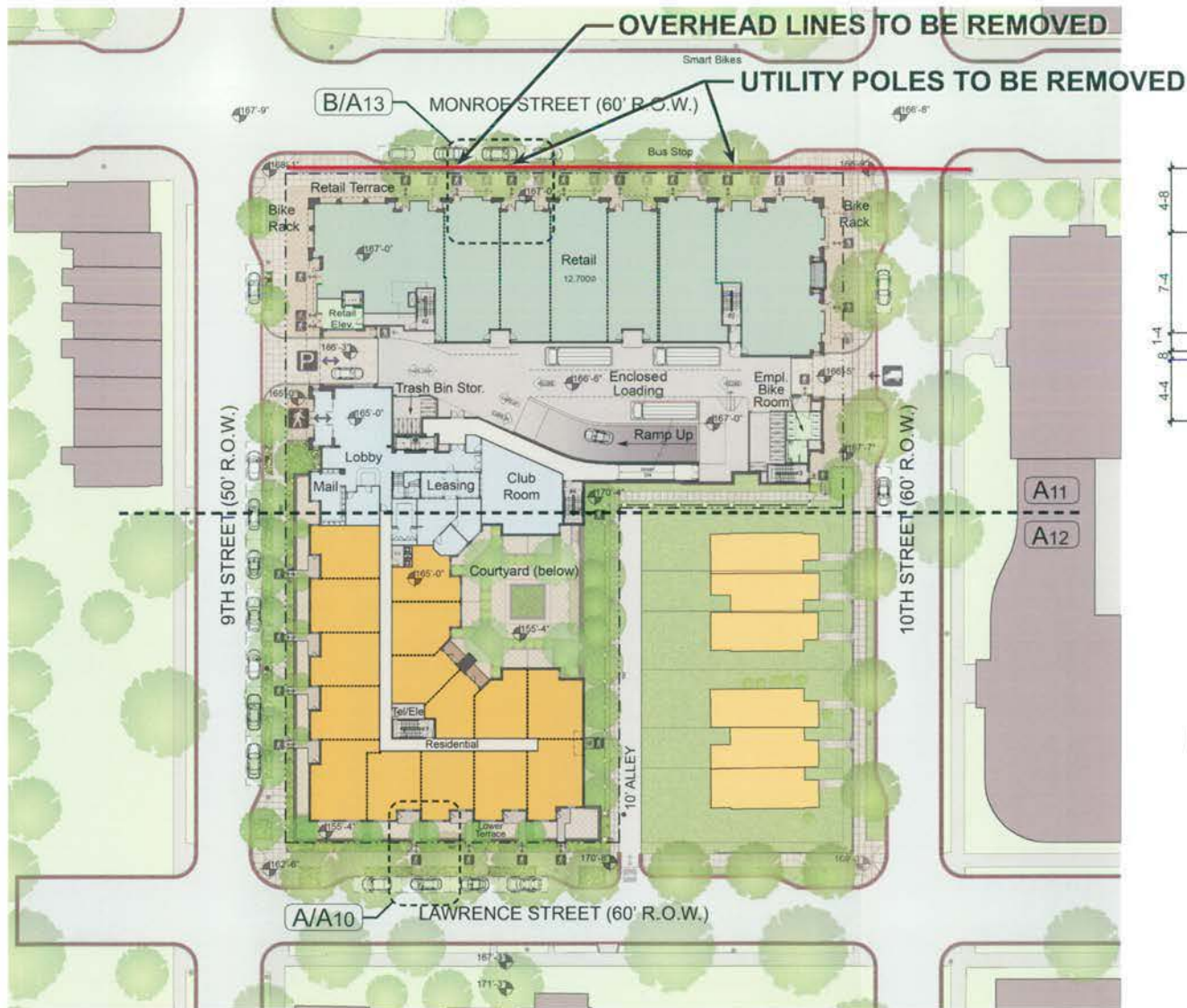


10th Street NE - View Looking EAST

8

Refer to A04 for photograph key plan.





(A) - Enlarged Streetscape Detail
Scale: 1/8" = 1'-0"

Proposed Planting

- Perennials - Liriope Muscari 'Big Blue'
- Shrub - Viburnum X Pragense
- Multistemmed Deciduous Tree - Magnolia Virginiana
- NOTE: Street tree selections per Urban Forestry standards.*

Site Materials (per DDOT standards)

- Exposed Aggregate Concrete Sidewalks
- Granite Curb
- Brick Gutter





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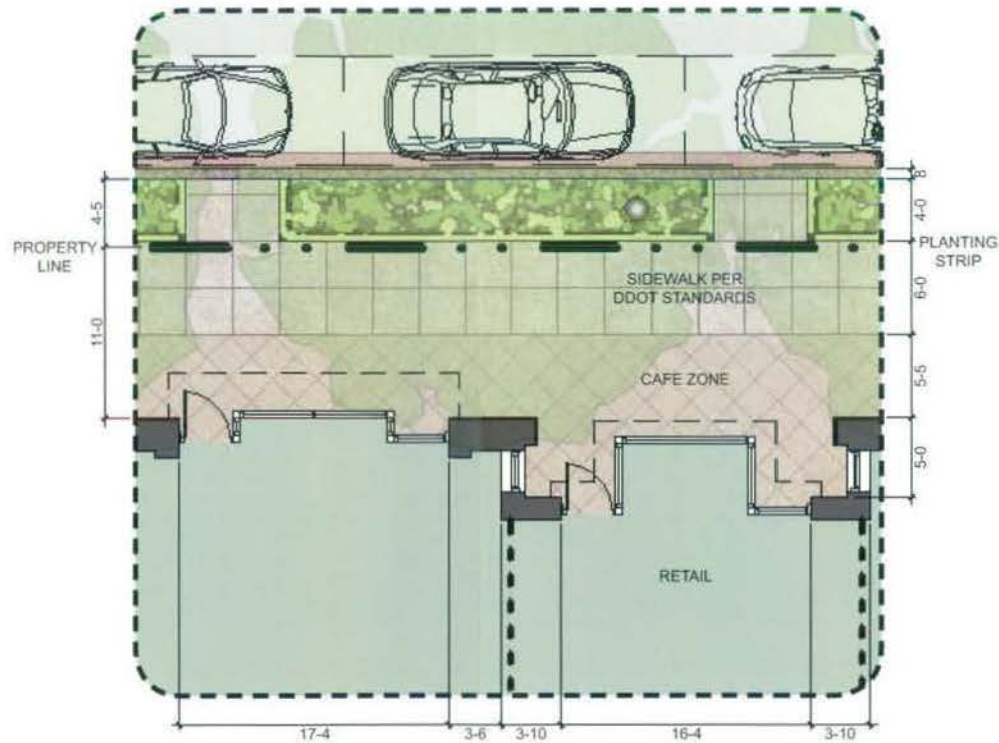
0' 5' 10' 20' 40'
 12 OCTOBER 2011

ENLARGED SITE PLAN - SOUTH

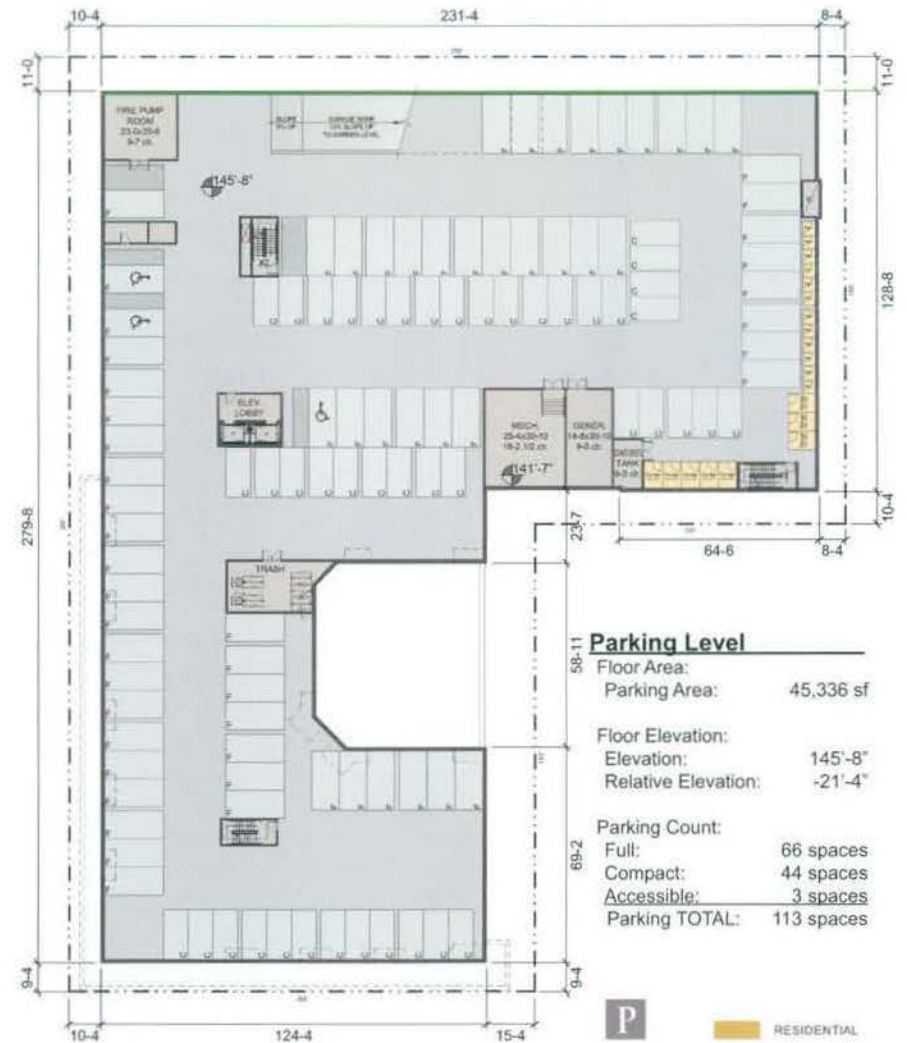
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A12



B - Enlarged Streetscape Detail - Monroe Street
Scale: 1/8" = 1'-0"



Parking Level

Floor Area:
Parking Area: 45,336 sf

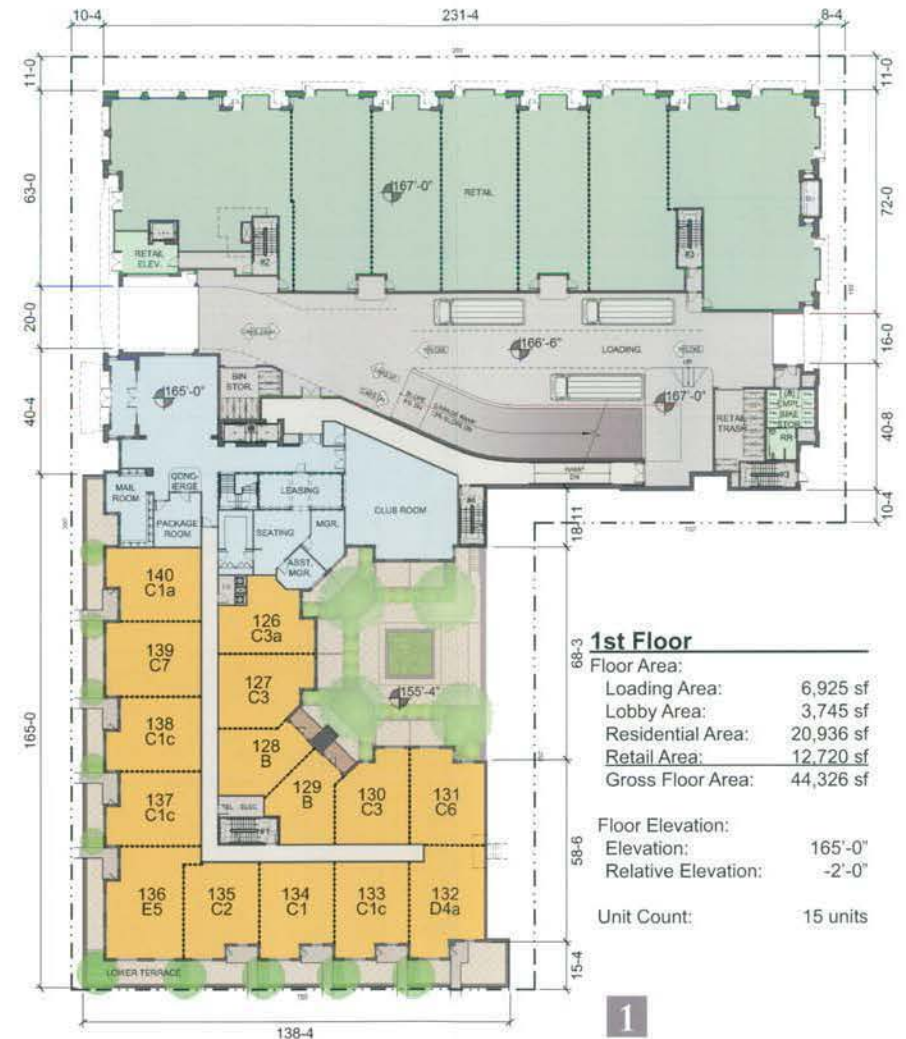
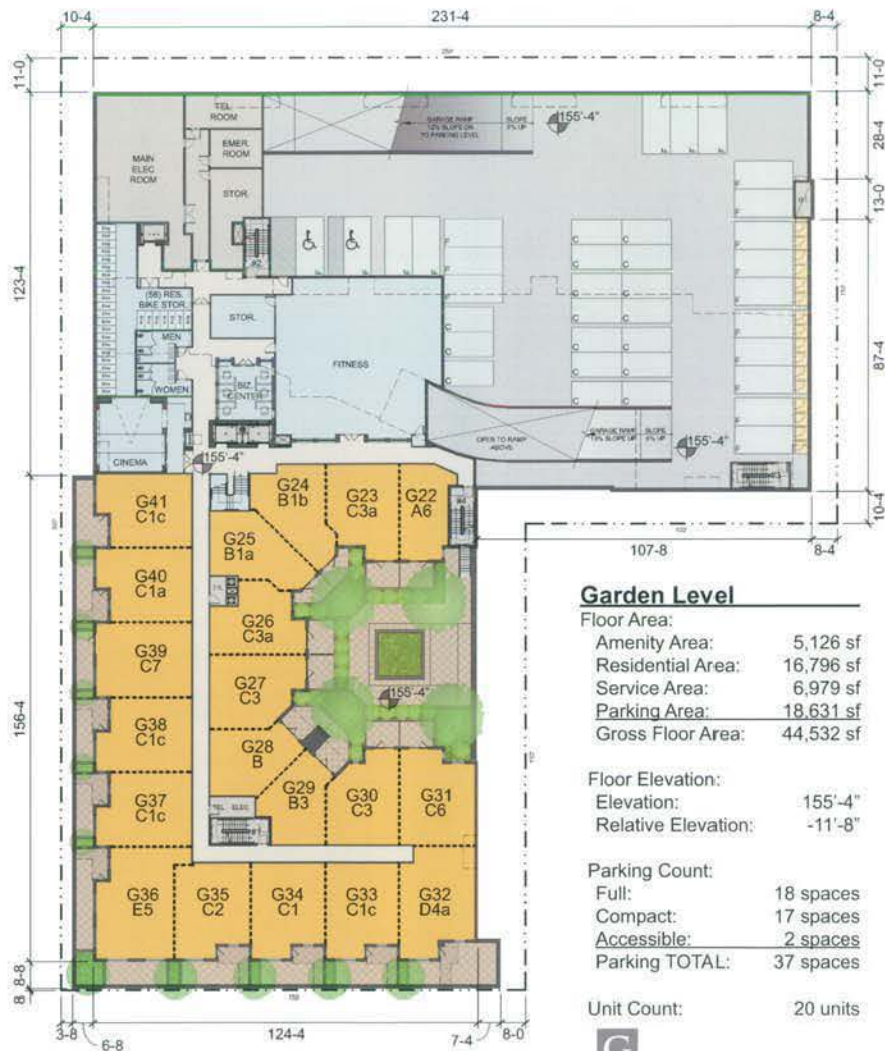
Floor Elevation:
Elevation: 145'-8"
Relative Elevation: -21'-4"

Parking Count:
Full: 66 spaces
Compact: 44 spaces
Accessible: 3 spaces
Parking TOTAL: 113 spaces

P

RESIDENTIAL
AMENITY
RETAIL
CIRCULATION
CORE





Note: Relative Elevations are based on a Measuring Point of ±167'-0" located at the top of curb perpendicular to the midpoint of the Monroe Street facade.

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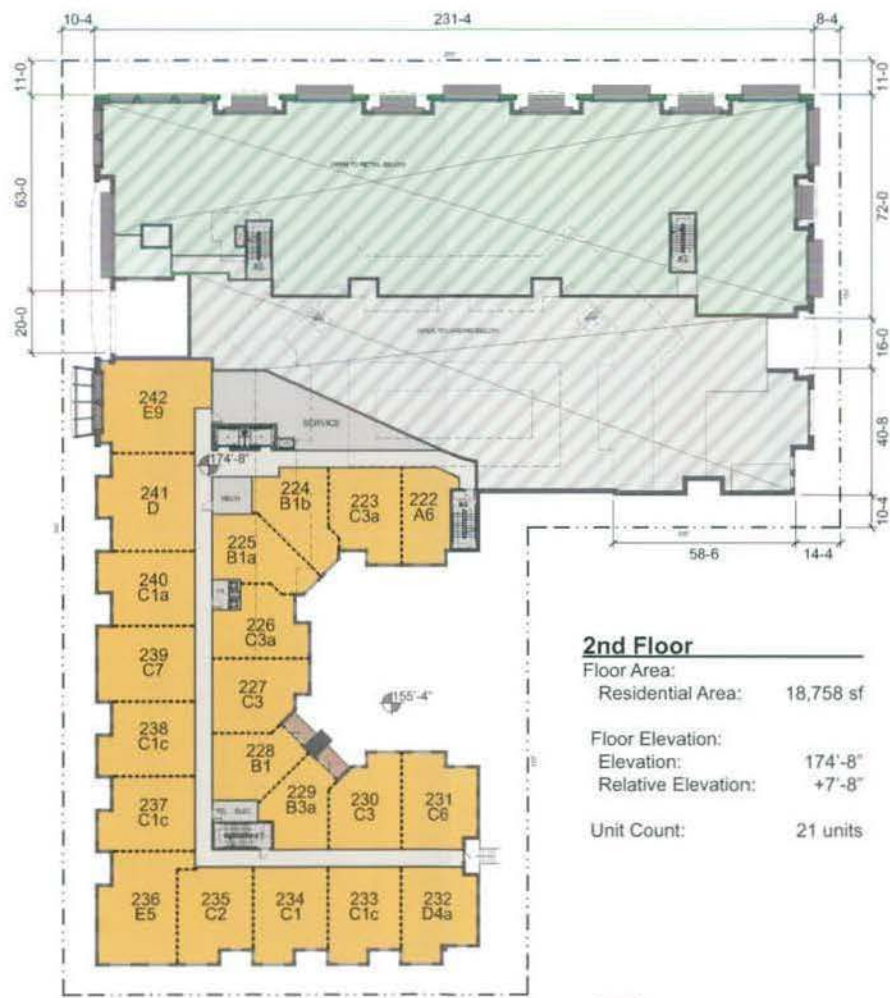
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FLOOR PLANS - GARDEN LEVEL & 1ST FLOOR

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A14



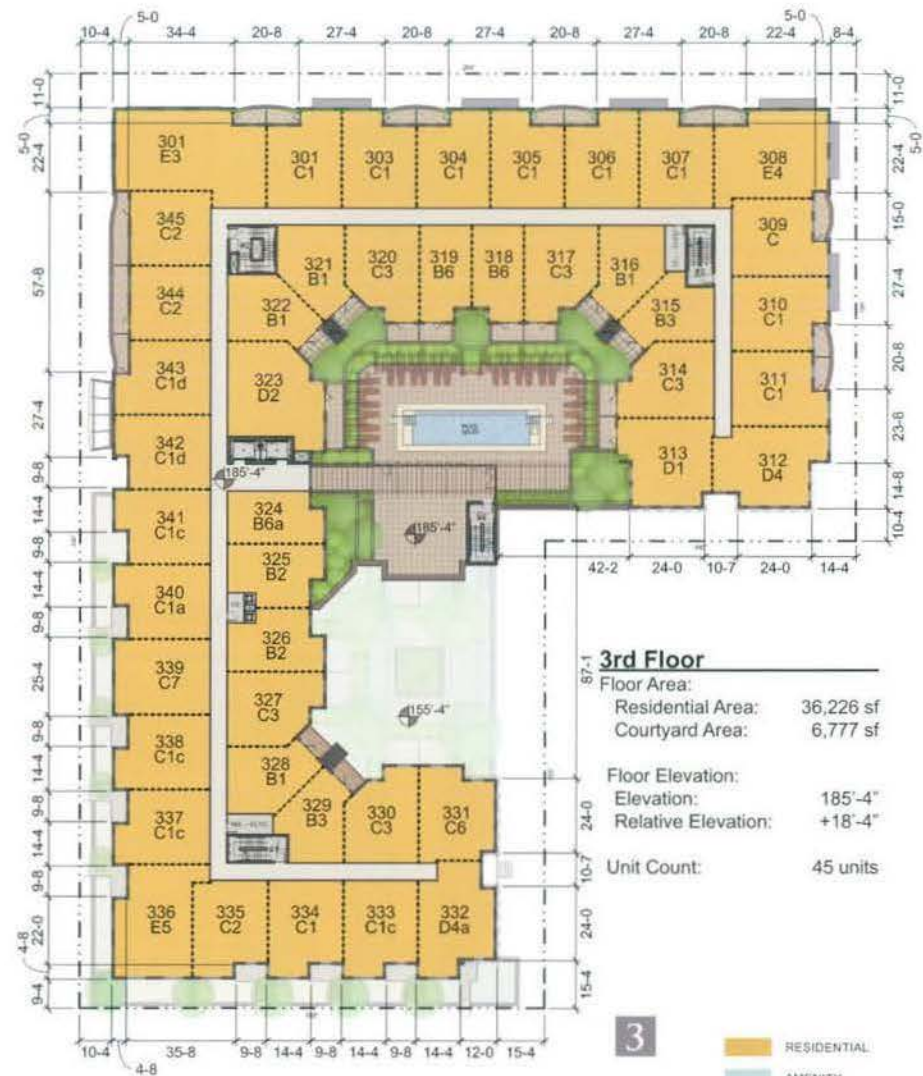
2nd Floor

Floor Area:
Residential Area: 18,758 sf

Floor Elevation:
Elevation: 174'-8"
Relative Elevation: +7'-8"

Unit Count: 21 units

2



3rd Floor

Floor Area:
Residential Area: 36,226 sf
Courtyard Area: 6,777 sf

Floor Elevation:
Elevation: 185'-4"
Relative Elevation: +18'-4"

Unit Count: 45 units

3

- RESIDENTIAL
- AMENITY
- RETAIL
- CIRCULATION
- CORE

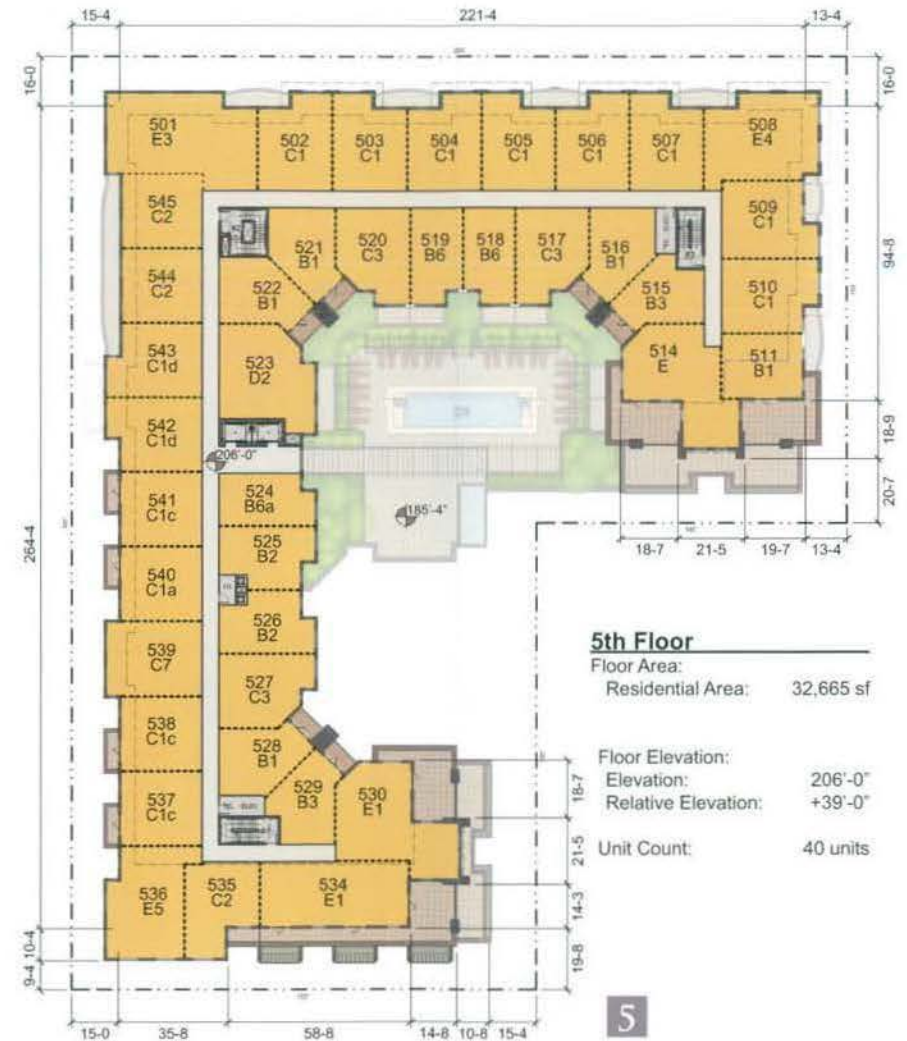
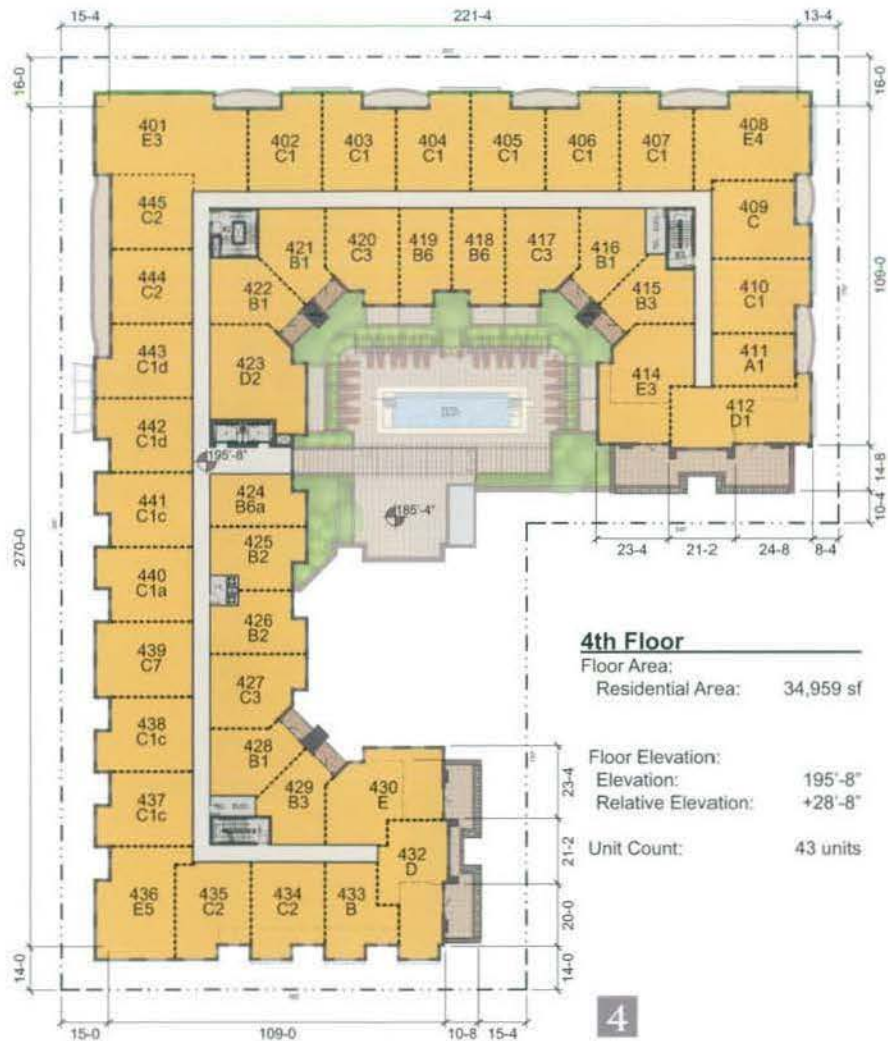


A15 FLOOR PLANS-2ND FLOOR & 3RD FLOOR

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Note: Relative Elevations are based on a Measuring Point of ±167'-0" located at the top of curb perpendicular to the midpoint of the Monroe Street facade.

901 MONROE STREET NE

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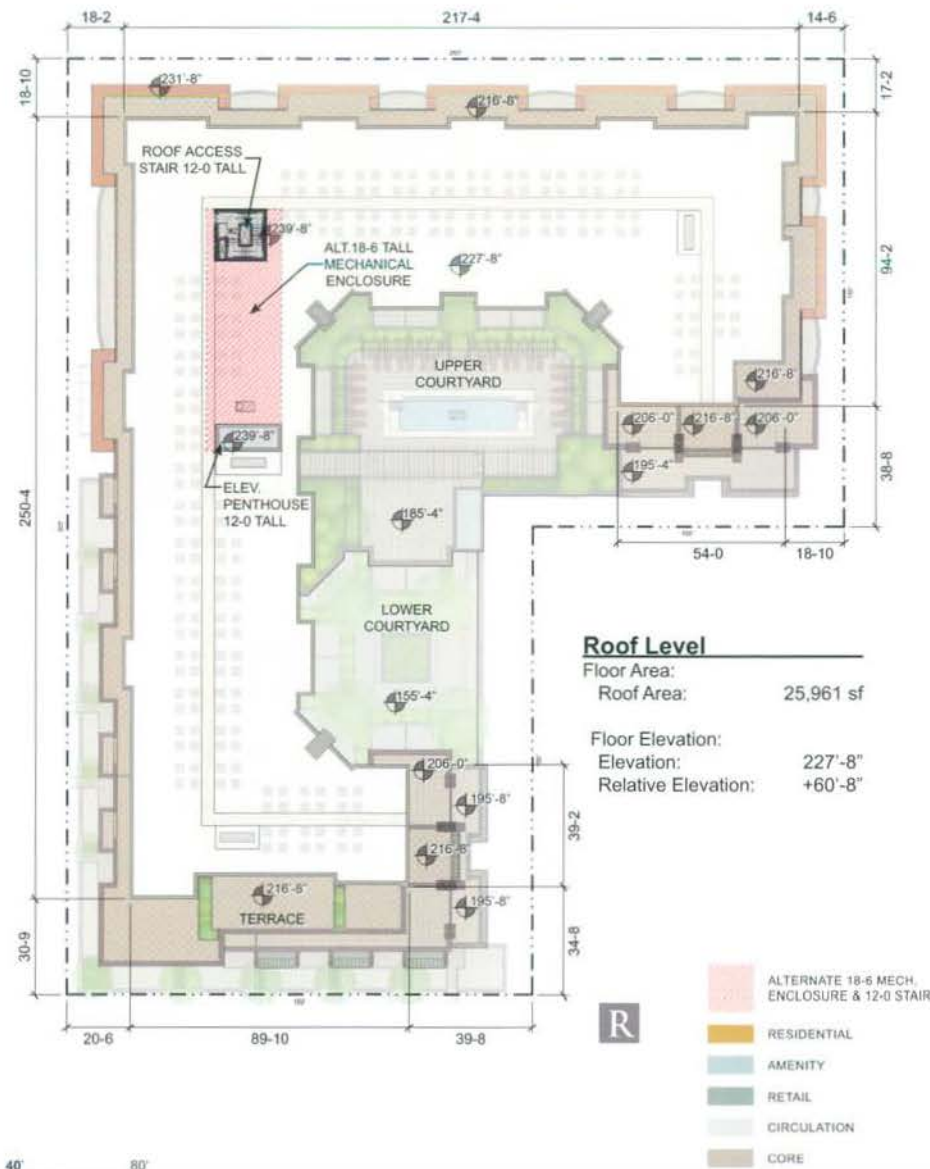
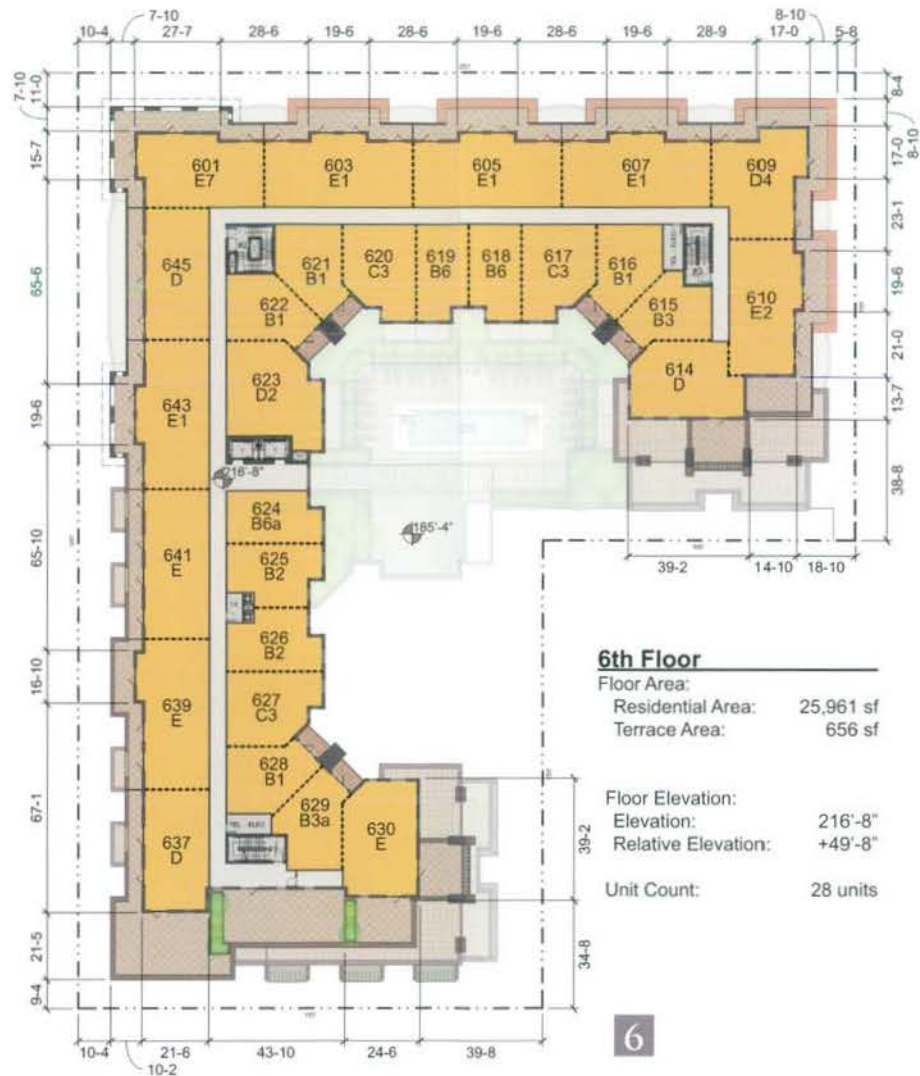
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FLOOR PLANS - 4TH FLOOR & 5TH FLOOR

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A16



A17 FLOOR PLANS-6TH FLOOR & ROOF LEVEL

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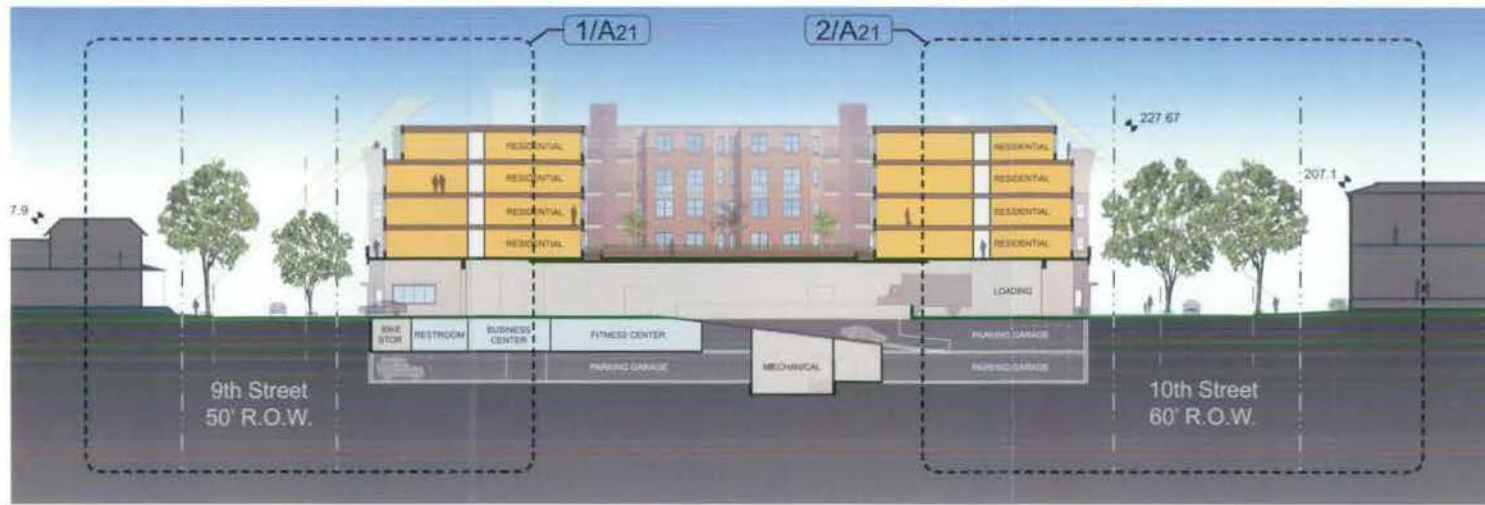
12 OCTOBER 2011



C - Typical 1BD - 1BA Unit Plan



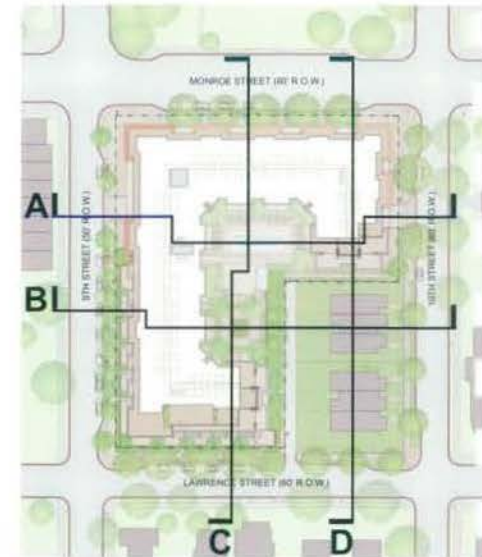
E - Typical 2BD - 2BA Unit Plan



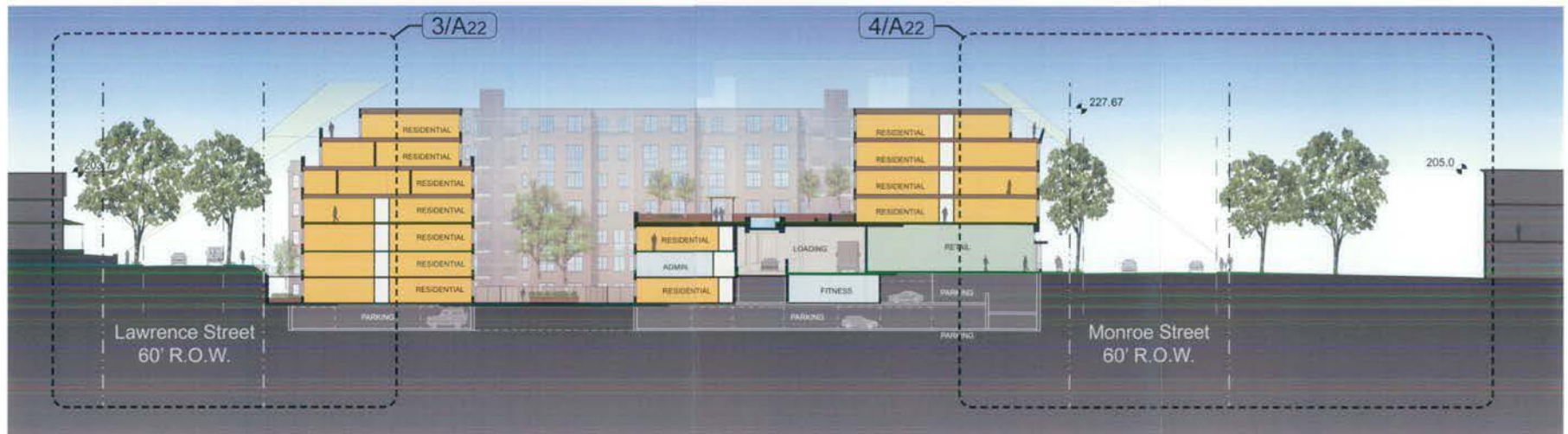
A - E-W Section at Loading Dock



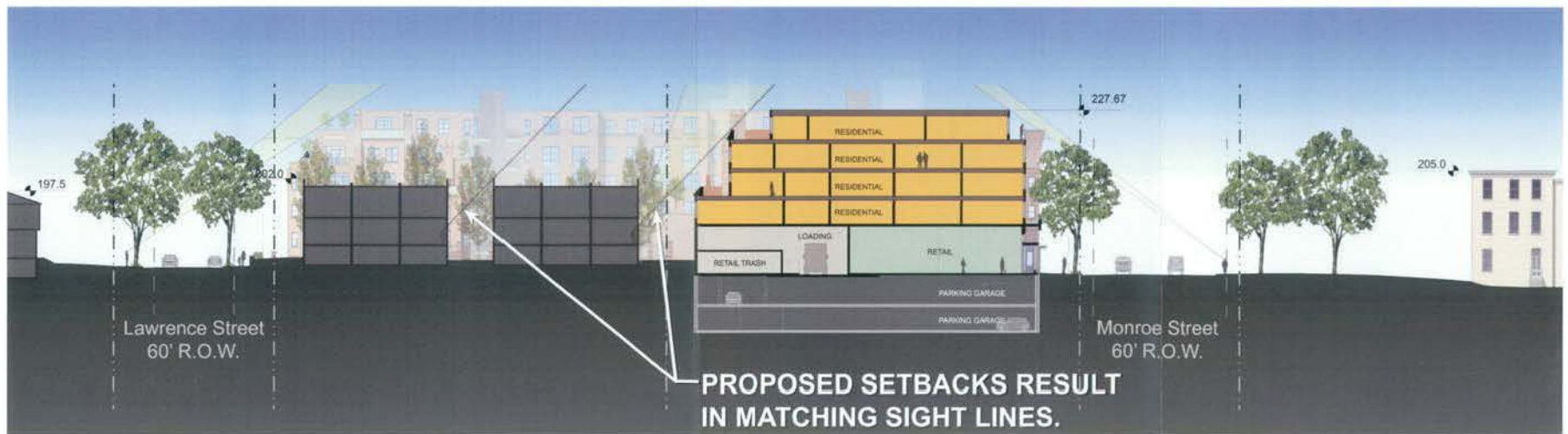
B - E-W Section at Lower Courtyard



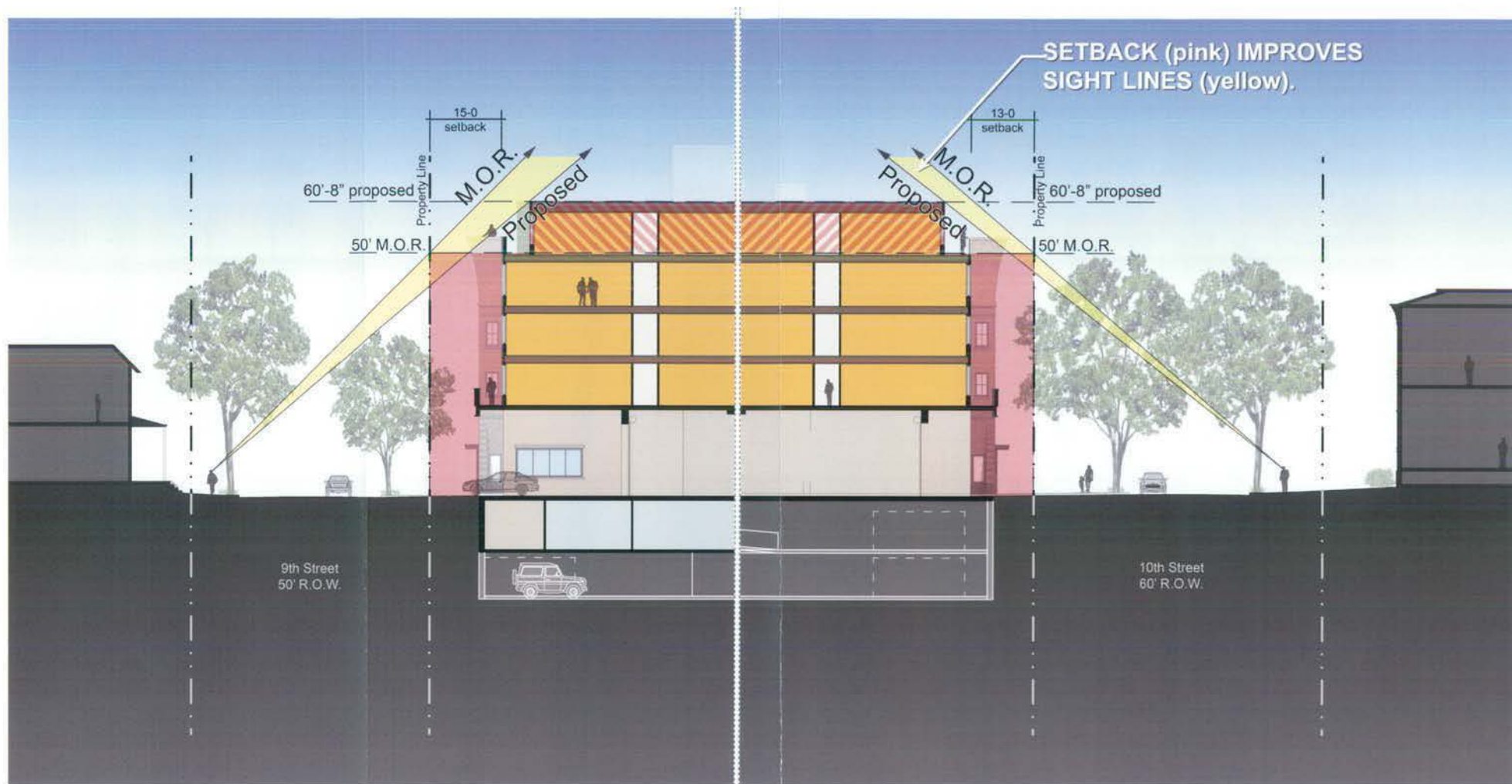
Key Site/Roof Plan



C - N-S Section at Courtyards

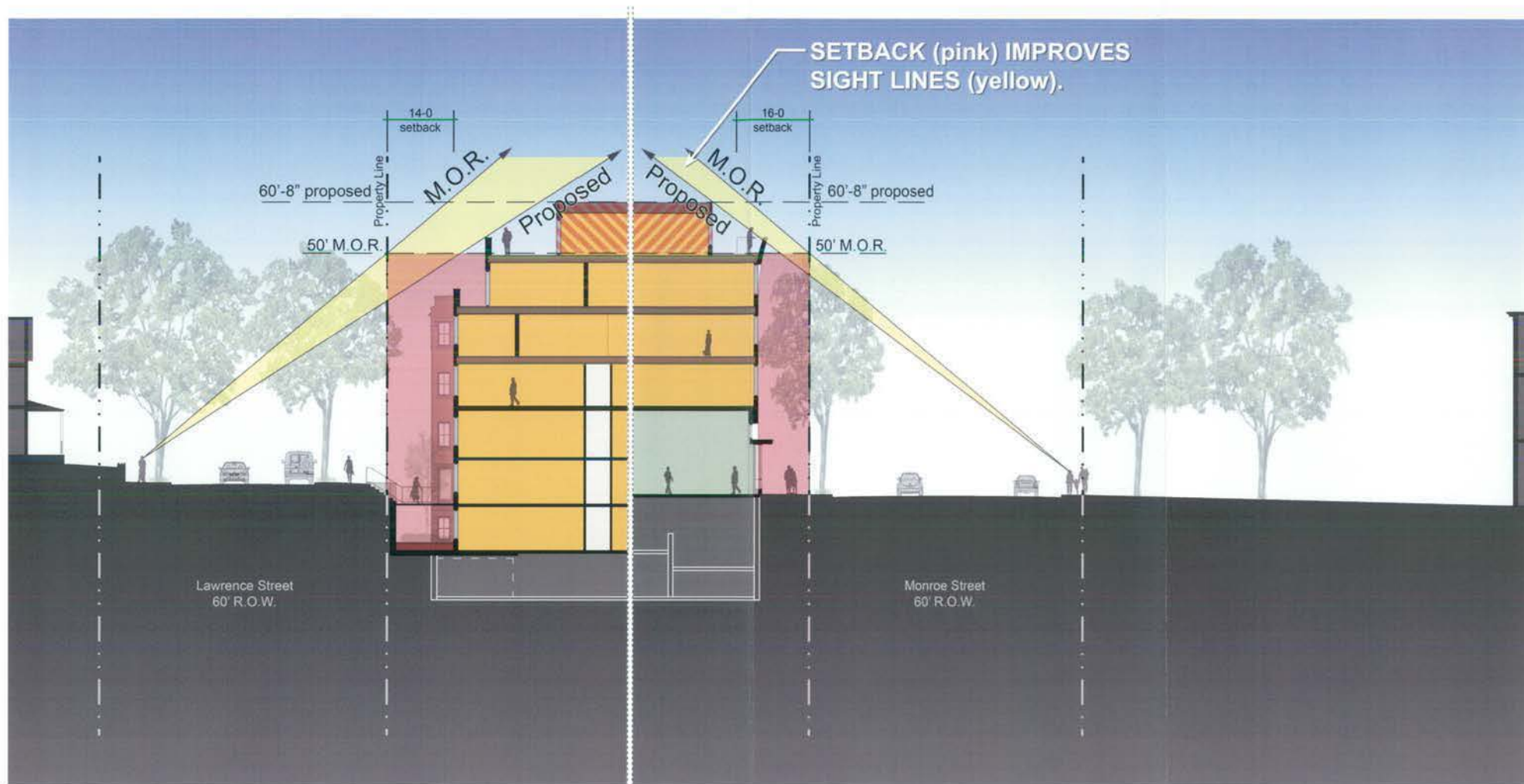


D - N-S Section at East Wing



1 - 9th Street Section looking NORTH

2 - 10th Street Section looking NORTH



3 - Lawrence Street Section looking WEST

4 - Monroe Street Section looking WEST



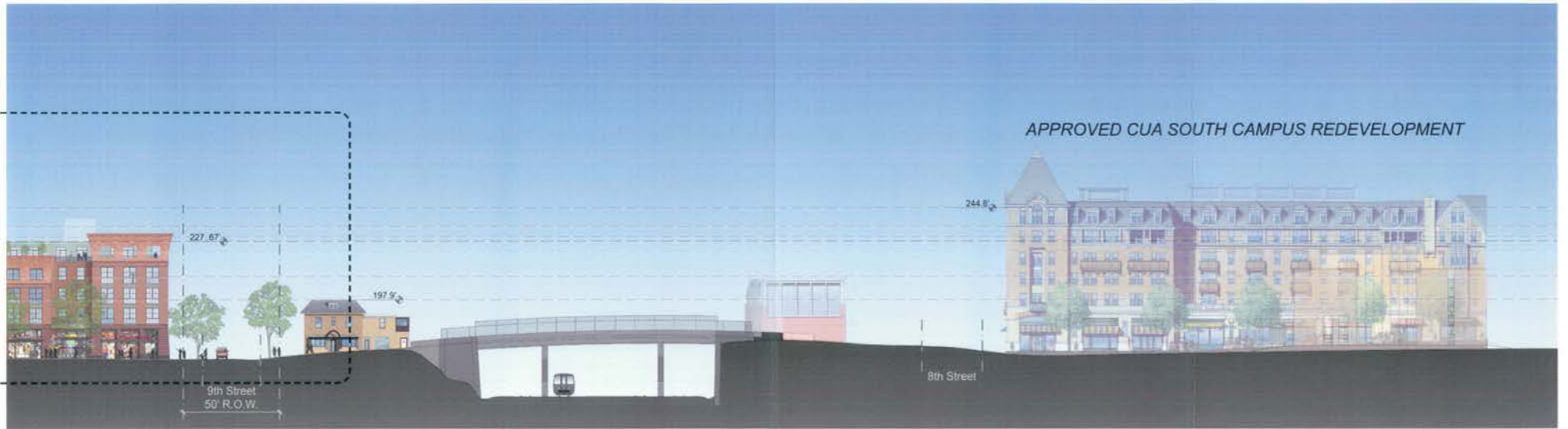
Note: Storefront retail designs shown throughout are illustrative and will vary based on actual retailer designs. Utility poles and lines may not be shown on each graphic. Although applicant is partially completing the undergrounding of utilities, applicant is committed to coordinating with and allowing relevant utility companies and District agencies to complete the undergrounding. All elevations are for illustrative purposes and are intended to convey the general appearance, mass and scale of the building.

A23 MONROE STREET EXTENDED ELEVATION - EAST

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0' 10' 25' 50' 100'

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MONROE STREET EXTENDED ELEVATION - WEST

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A 24

architects



A25 BUILDING ELEVATIONS - NAMED STREETS

ESOCOFF & ASSOCIATES | architects

0' 8' 16' 32' 64'

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ALTERNATE ROOF
PENTHOUSE





- ① French Terra Cotta Tile Montpelier Green
- ② Tinted Glass Fiber Reinforced Polymer
- ③ Architectural Cast Stone Brown
- ④ Brick Rose Tan
- ⑤ Brick Sunset Red
- ⑥ Brick Brown Flashed
- ⑦ Brick Cerise Granite
- ⑧ Stone Base Pompeii Honed

Note: Material Key applies to pages A27 & A28.

A27 ENLARGED ELEVATION - MONROE STREET

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0' 2' 4' 8' 16'
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ENLARGED ELEVATION - 9TH STREET A 28
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Note: The following perspective sketches and massing renderings are for illustrative purposes and are intended to convey the general appearance, intent, mass and scale of the building. Please refer to the elevations for more details regarding the finish materials and façade treatments.

A 29 PERSPECTIVE SKETCH - VIEW APPROACHING FROM METRO



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PERSPECTIVE SKETCH - CORNER OF 9TH & LAWRENCE STREETS
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A 30